



TURTON
COMMERCIAL REAL ESTATE

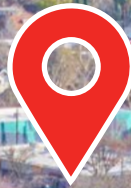


1900

1914 **S**

**RETAIL OPPORTUNITY NEAR THE
BOOMING R STREET CORRIDOR**

1900
1914 S



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THE PROPERTY

RETAIL SPACE AVAILABLE ON THE VITALIZED R STREET CORRIDOR!

Turton Commercial Real Estate is pleased to present for lease 1900-1914 S Street, just blocks away from the popular Ice Blocks.

The available suite consists of a 2,387 square foot retail space. The retail suite currently sits in shell condition, poised for a new user to bring the space to life as Midtown's newest retail attraction.

In total, the 13,700 square foot midcentury modern building boasts contemporary finishes with a touch of modern character to produce an architectural gem. The elegant brick façade, flat roof and large pane windows accentuate the geometric lines and steel columns, creating an aesthetic of structural transparency. The single story

building elicits nostalgia of a creative, simpler time that is difficult to duplicate in Midtown, and the building has seen renovations and refreshments over the years to add functionality to the various retailers in the center. In addition, mature landscaping and oak trees surround the property and parking lot.





Section One: The Property

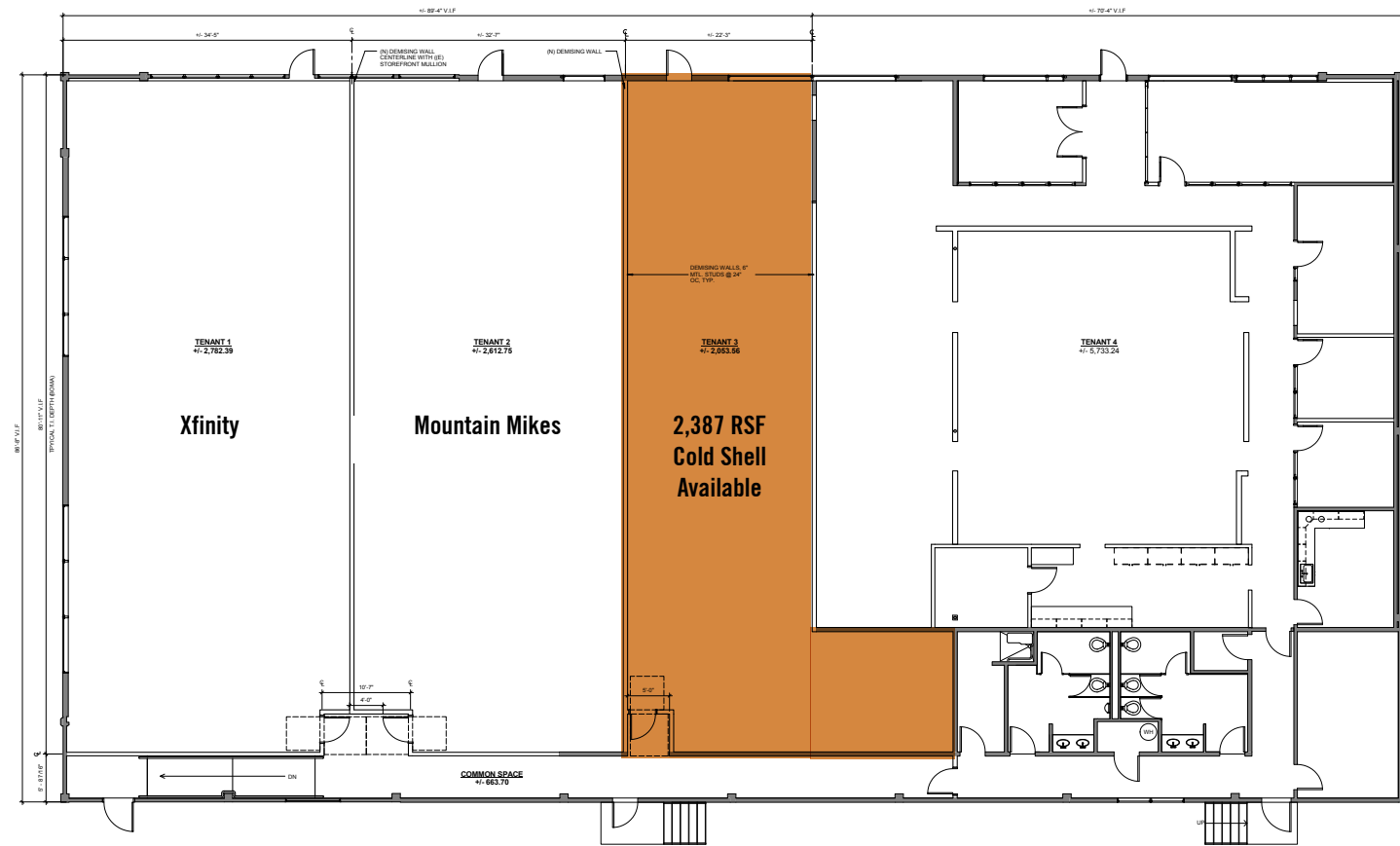
1900
1914 S

AVAILABILITY

Address: 1900-1914 S Street, Sacramento, CA
Suite 3: 2,387 RSF - Cold Shell
Lease Rate: \$2.50/SF NNN



FLOOR PLAN



THE R STREET CORRIDOR

PLACER AI JULY 2023 - JULY 2024



24
BLOCKS



3M
YEARLY VISITS



31
BARS & RESTAURANTS



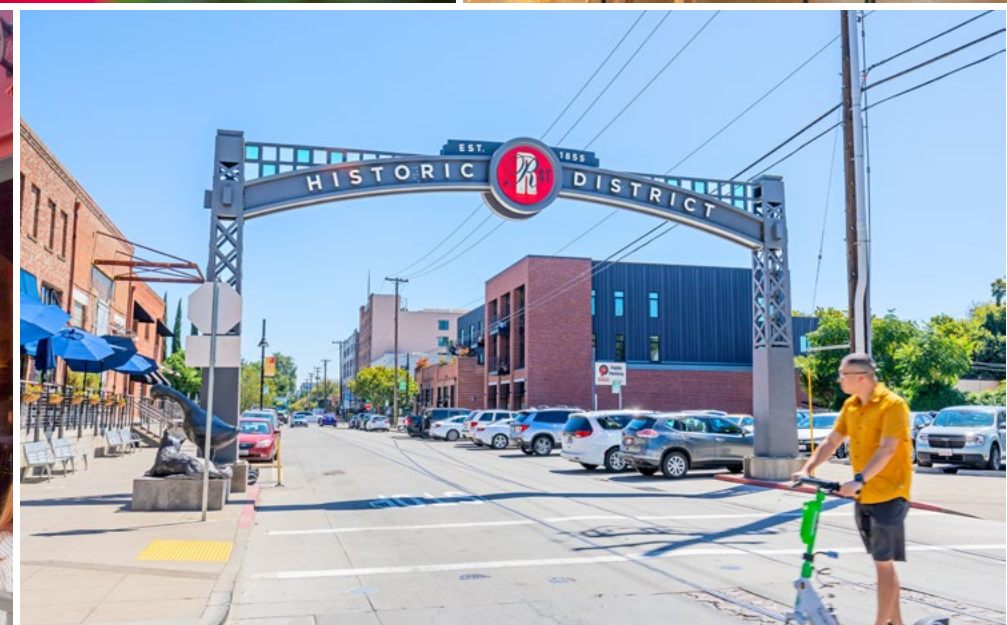
\$84,042
HOUSEHOLD INCOME

TOP VISITORS: SINGLES & STARTERS, YOUNG CITY SOLOS & BOOMING W/ CONFIDENCE

The R Street Corridor in Sacramento has transformed from an industrial zone into a lively community with Ice Blocks at its center. This development anchors the area, offering a mix of retail, dining, and entertainment that draws visitors city-wide. The corridor's blend of modern urban living and its historic roots as the state's original railroad and industrial area creates a unique atmosphere that has be-

come a hub for creativity and culture. The corridor's dining scene includes Iron Horse Tavern for innovative dishes and Mendocino Farms for farm-fresh meals, along with Mas Taco and Bawk for casual eats. Unique spots like Bottle and Barlow, a combined barbershop and bar, and Shady Lady, a speakeasy-style cocktail bar, enhance the eclectic atmosphere. In addition to dining, R Street features

specialty boutiques and the WAL Public Market, where visitors can explore vintage clothing, handmade goods, and more. Music venues like Ace of Spades and the new Channel 24 brings local and national acts, contributing to the area's vibrant energy. With its mix of historical significance and modern offerings, R Street has become one of Sacramento's premier destinations for both residents and visitors alike.





Fish Face Poke Bar
Plant Power
Bottle & Barlow
Camellia Coffee
Fox & Goose

Capitol Park

DOWNTOWN

THE
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Shady Lady
Ace of Spades
Cafe Bernardo
R15 | Mas Taco
Iron Horse | Snug

Cycle Bar
Majka Pizzeria
Mochinut
Pinkberry
Fire Wings

Fremont Park

HAYMARKET DISTRICT

Maker

Shake Shack
Mendocino Farms
Bambina's
Creamy's
West Elm, + more!

FP Movement
Séka Hills
18 Grams | Chu Mai
DayTripper
Sweetgreen

MIDTOWN

Safeway
Panda Express
UPS | The Joint
Starbucks
T% Coffee + Tea

Truitt BARK Park

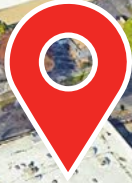
Q19

20PQR

Ryujin Ramen
Budda Belly Burger
Massage Envy
Village of Om
Wells Fargo

20PQR

The Press



Channel 24
(5 minute drive from
the Ice Blocks)



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